

85-149-X
MAY 15 AM
KENNETH D. PEZZULLA
ATTORNEY AND COUNSELLOR AT LAW
SUITE 301 EQUITABLE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
May 14, 1985 84/1333
ZONING DEPARTMENT
By: The Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
RE: Petition for Special Exception
Case No. 85-149-X
Dear Commissioner Jablon:
In light of the comments in your letter of April 22, 1985, relative to a Hearing on the Motion to Amend Site Plan filed in the above captioned proceedings, my client, Hereford Volunteer Ambulance Association, Inc., ("Hereford") has decided to withdraw its request. Accordingly, enclosed you will find for filing a Motion to Withdraw Petition.
I would be remiss if I failed to comment that it is unfortunate that a strict and narrow position was taken by the People's Counsel for Baltimore County in this matter. As you know, in the case of Hereford, it is a quasi-public corporation, which is licensed and regulated by appropriate State and County agencies and is required to meet the standards of the Baltimore County Fire Department, of which it is a part. It provides emergency services to approximately 6,000 families in a geographical area of 150 square miles, and certainly is not to be compared to a privately owned, income producing commercial endeavor. Moreover, the reason for the amendment was to permit a minor change in the construction of the building by adding an additional twenty (20) feet. This would have allowed better space for training facilities, sleeping quarters, and fire exits. Under all the circumstances, I seriously question whether People's Counsel has performed a valuable community service in adamantly opposing my Motion.
Very truly yours,
Kenneth D. Pezzulla
KDP:rdp
cc: Hereford Volunteer Ambulance Assn.
Attn: Mr. William J. Schmalzer III

85-149-X
MAY 15 AM
KENNETH D. PEZZULLA
ATTORNEY AND COUNSELLOR AT LAW
SUITE 301 EQUITABLE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
May 14, 1985 84/1333
ZONING DEPARTMENT
By: The Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
RE: Petition for Special Exception
Case No. 85-149-X
Dear Commissioner Jablon:
On March 22, 1985, on behalf of my client, Hereford Volunteer Ambulance Association, Inc. ("Hereford"), I filed a Motion to Amend in the above captioned proceedings. It was my understanding that, in light of the requested minor change to the site plan (an increase in the size of the proposed building from 80 feet by 40 feet to 80 feet by 60 feet), it would not be necessary for an additional public hearing. I was under the impression that there were a number of previous instances where the relief sought was granted (assuming no protest) after posting the property with an appropriate sign.
I have today received a copy of an Answer filed by the People's Counsel for Baltimore County, wherein it is suggested that my Motion be denied because the procedure requested is not authorized by law. Hereford is most anxious to resolve this issue as soon as possible, since it is in the process of finalizing the necessary financing to construct the building on the land. As you may recall from the testimony at the time of hearing on November 28, 1984, this is not a commercial endeavor but rather a facility in the public interest and sorely needed to provide emergency medical services to approximately 6,000 families in a geographical area of 150 square miles.
I would appreciate receiving your opinion as soon as possible with regard to the Motion to Amend and Answer filed by People's Counsel. Thanking you in advance, I am
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Kenneth D. Pezzulla
KDP:rdp
cc: Hereford Volunteer Ambulance Assn.
Attn: Mr. William J. Schmalzer III

85-149-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 7th Date of Posting: 5/1/85
Posted for: Motion to Amend
Petitioner: James E. McCaslin, Jr., et ux
Location of property: 515 Monkton Rd., 500' E. of Big Falls Rd.
Location of Sign: Facing Monkton Rd., approx. 15' E. of road way
Remarks: as property of Petitioner
Posted by: [Signature] Date of return: 5/1/85
Number of Signs: 1

85-149-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 7th Date of Posting: 5/1/85
Posted for: Special Hearing
Petitioner: James E. McCaslin, Jr., et ux
Location of property: 515 Monkton Rd., 500' E. of Big Falls Rd.
Location of Sign: Facing Monkton Rd., approx. 15' E. of road way
Remarks: as property of Petitioner
Posted by: [Signature] Date of return: 5/1/85
Number of Signs: 1

85-149-X
CERTIFICATE OF PUBLICATION
TOWSON, MD., May 2, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 2, 1985.
THE JEFFERSONIAN,
13 Kentish
Publisher
Cost of Advertising
30.25

85-149-X
"DUPLICATE"
CERTIFICATE OF PUBLICATION
TOWSON, MD., May 2, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 2, 1985.
THE JEFFERSONIAN,
13 Kentish
Publisher
Cost of Advertising
30.25

RE: PETITION FOR SPECIAL EXCEPTION, S/S of Monkton Rd., 500' E of Big Falls Rd., 7th District
JAMES E. McCASLIN, JR., ET UX
Petitioners
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 85-149-X
MOTION TO WITHDRAW
Hereford Volunteer Ambulance Association, Inc., by Kenneth D. Pezzulla, its attorney, represents as follows:
1. That a Motion to Amend was filed on March 22, 1985, to amend the decision of the Zoning Commissioner of Baltimore County so that the site plan for the property, which is the subject of these proceedings, be changed as set forth in said Motion to Amend.
2. That, subsequent thereto, the People's Counsel for Baltimore County filed an Answer to said Motion to Amend, and, among other items alleged that a Hearing is required before a special exception may be amended and that the procedure requested in the Motion to Amend was not authorized by law.
3. That, it would be prohibitive, costly, and time consuming for the Petitioner to follow the mandates of posting of the property, publication in the newspaper, and Hearing thereon.
WHEREFORE, the Petitioner respectfully requests that its Motion to Amend be withdrawn and the decision of the Zoning

October 29, 1984

Kenneth D. Pezzulla, Esquire
Equitable Building, Suite 301
Towson, Maryland 21204

NOTICE OF HEARING
RE: Petition for Special Exception
S/S Monkton Road, 500' E of
Big Falls Road
James E. McCaslin, Jr., et ux - Petitioners
Case No. 85-149-X

TIME: 10:30 A.M.
DATE: Monday, November 26, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

cc: Hereford Volunteer Ambulance Assoc., Inc.
c/o William J. Schmalzer, III
506 Monkton Road
P.O. Box 262
Monkton, Maryland 21111

PCI Engineering, Inc.
1025 Cromwell Bridge Road
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 20, 1984

Kenneth D. Pezzulla, Esquire
Equitable Building, Suite 301
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S Monkton Road, 500' E of
Big Falls Road
James E. McCaslin, Jr., et ux - Petitioners
Case No. 85-149-X

Dear Mr. Pezzulla:

This is to advise you that \$49.91 is due for advertising and posting

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135868

DATE: Nov. 26, 1984 ACCOUNT: 1-11-615-000

AMOUNT: \$49.91

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

C 644*****49511a #26af

VALIDATION OR SIGNATURE OF CASHIER

c/o William J. Schmalzer, III
506 Monkton Road
P. O. Box 262
Monkton, Maryland 21111

PCI Engineering, Inc.
1025 Cromwell Bridge Road
Towson, Maryland 21204

ad post returned on the day
remove sign until day of hearing.

a County, Maryland, and
m 113, County Office Building,

erely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

PETITION FOR SPECIAL EXCEPTION
7th Election District

LOCATION: South side of Monkton Road, 500 feet East of Big
Falls Road

DATE AND TIME: Monday, November 26, 1984 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a volunteer ambulance -
rescue facility as per Section 1A04.2.B.20.

Being the property of James E. McCaslin, Jr. et ux as shown on
the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however, enter-
tain any request for a stay of the issuance of said permit during this period for
good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

85-149-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of October, 1984.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner James E. McCaslin, Jr., et ux
Petitioner's Attorney Kenneth D. Pezzulla

Received by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

85-149-X
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 8, 1984

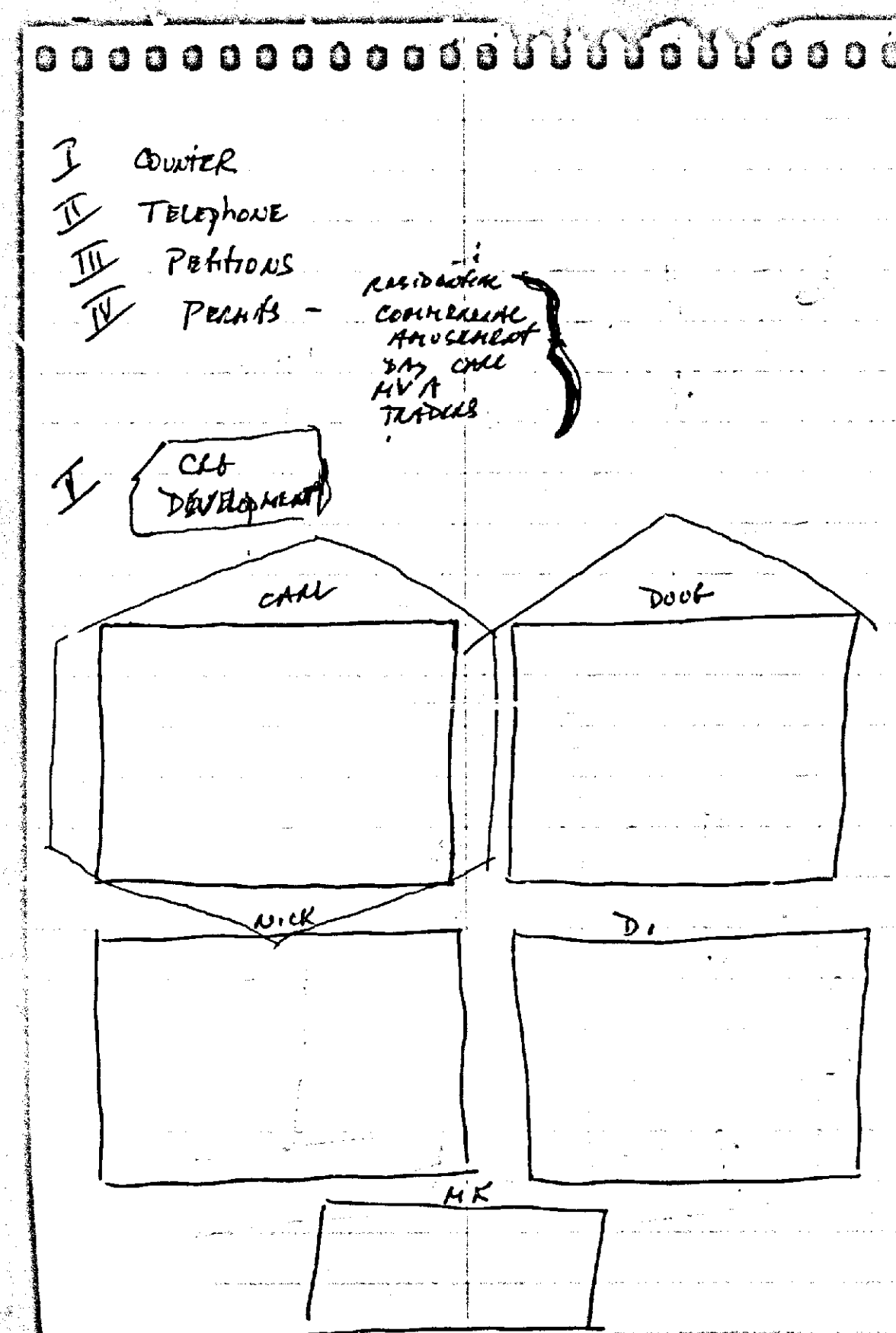
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
November 8, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

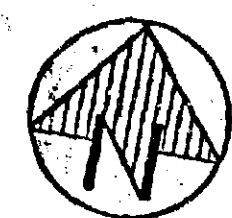
Cost of Advertising 20.00

PETITION FOR SPECIAL
HEARING
7th Election District
LOCATION: South side of
Monkton Road, 500 feet East
of Big Falls Road
DATE AND TIME: Monday,
November 26, 1984 at 10:30
a.m.
PUBLIC HEARING: Room
106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing:
Petition for Special Excep-
tion for a volunteer ambu-
lance-rescue facility as per
Section 1A04.2.B.20.
Being the property of James
E. McCaslin, Jr. et ux as
shown on the plat filed with
the Zoning Office.
In the event that this Peti-
tion is granted, a building
permit may be issued within
the thirty (30) day appeal pe-
riod. The Zoning Commissioner
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period for good cause shown.
Such request must be received
in writing by the date of the
hearing set above or made at
the hearing.
BY Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Nov. 8.

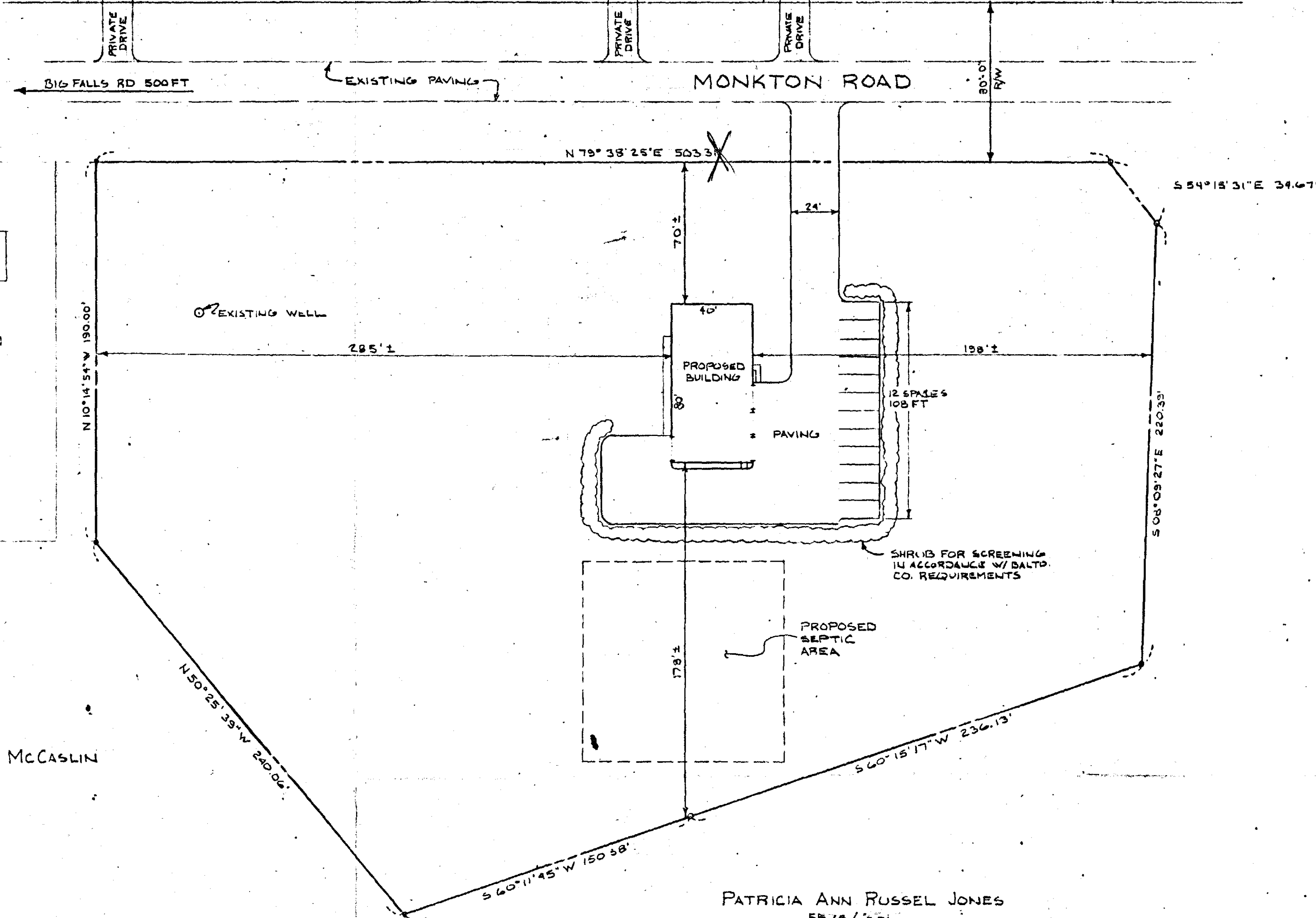


CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 11/2/84
Posted for: Special Exception, per Section 1A04.2.B.20
Petitioner: James E. McCaslin, Jr., et ux
Location of property: S/S Monkton Rd., 500' E of Big Falls Rd., 21111
Location of Signs: Approx. 12' Fr. road way & approx. 100' Fr. property,
on W/S of petitioner's property
Remarks:
Posted by: *[Signature]* Date of return: 11/9/84
Number of Signs: 1



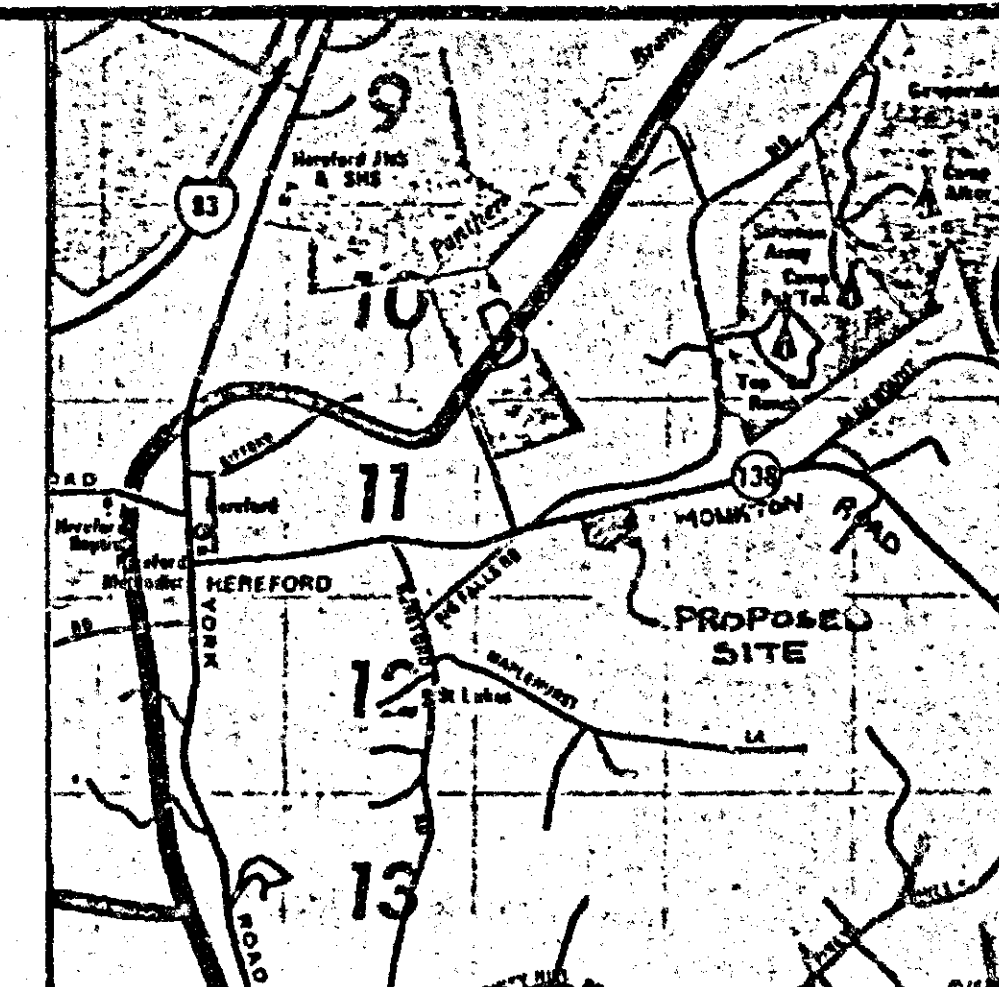
HOUSE
GUY & DENISE LETENDRE
HOUSE
JAMES & LUCY CRAFTON
5144/156
HOUSE
PHILLIP & THERESA GRAY
5144/163



SITE PLAN
SCALE: 1" = 40'

SITE DATA

1. AREA OF SITE - 3.609 AC.
2. EXISTING ZONING - RC-5
3. PRESENT USE - VACANT LOT
4. PROPOSED USE - AMBULANCE RESCUE FACILITY
5. NO PUBLIC SEWER OR WATER
6. DEED REFERENCE - 6123/237
7. PAVING - BITUMINOUS CONCRETE
8. PARKING DATA: BUILDING 3200 SF
1 SPACE PER 300 SF
11 SPACES REQUIRED
12 SPACES SHOWN
PARKING SPACES 9'x10'
9. MAXIMUM BUILDING COVERAGE IS 15% OF LOT AREA
PROPOSED BUILDING COVERAGE IS 2.7%



LOCATION MAP
SCALE: 1" = 2000'

PRINTED

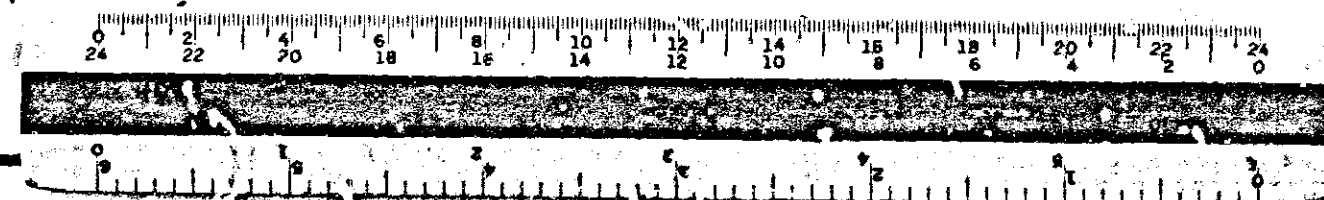
OCT 5 1984

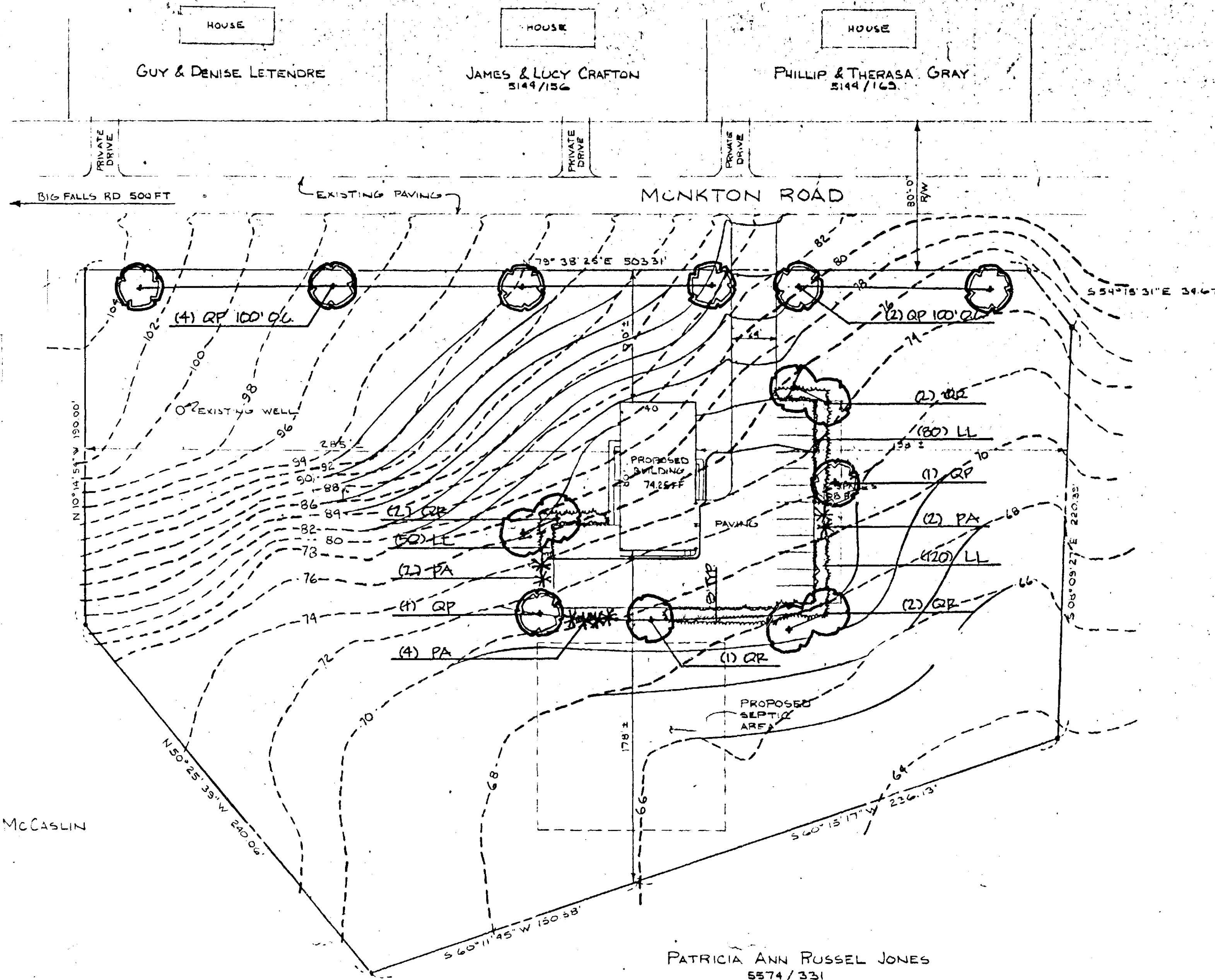
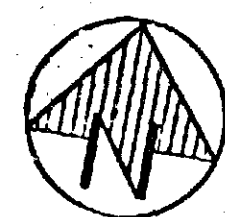
PCI ENGINEERING
TOWSON, MD.

199

REF: 0071

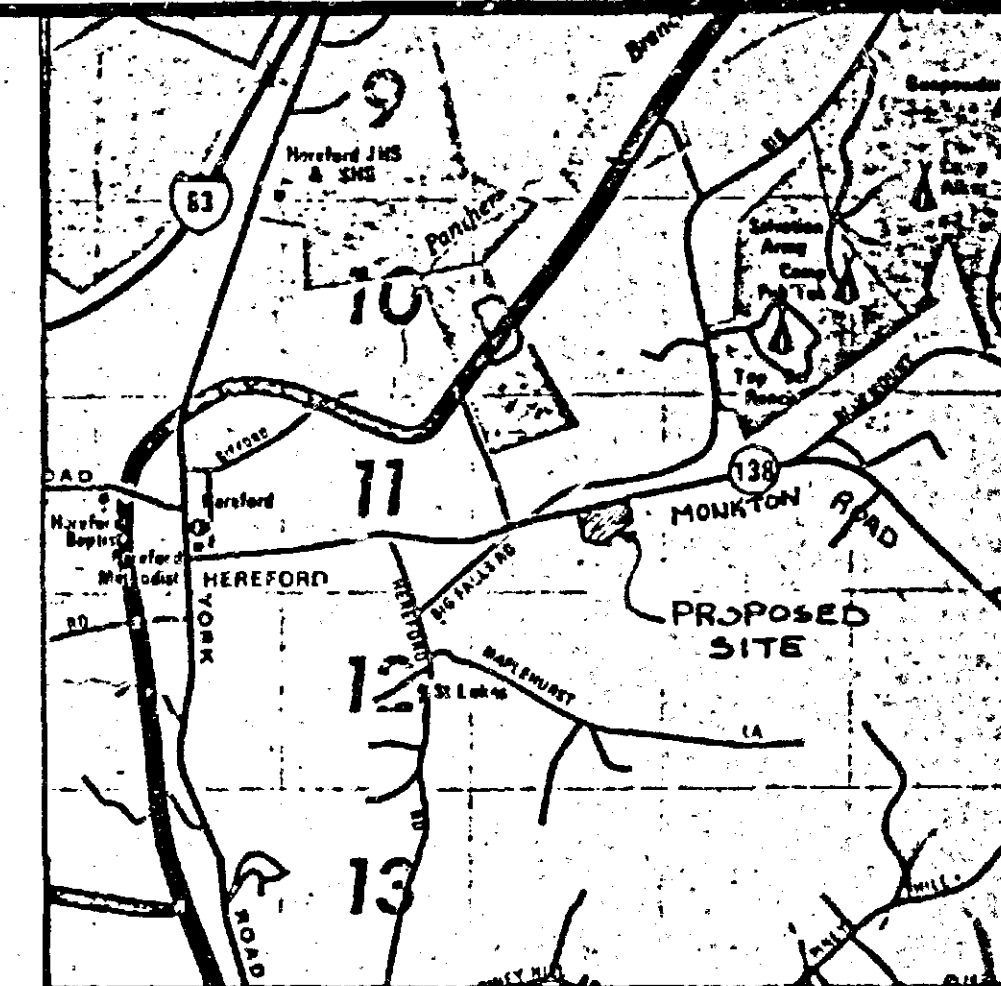
NO.	DATE	DESCRIPTION
REVISIONS		
PROPOSED NEW BUILDING FOR HEREFORD VOLUNTEER AMBULANCE ASSOC. MONKTON RD 7TH ELECTION DIST.		
OWNERS: JAMES & LINDA MCCASLIN TIMONIUM, MARYLAND		
PCI ENGINEERING, INC. Mechanical and Electrical Consultants 1025 Crownhill Bridge Rd. Balto, MD. 21204		
TITLE: PLAT TO ACCOMPANY ZONING PETITION		
DESIGN: JVL	DATE: 10-5-84	JWS Mc
DRAFT: JVL	SCALE: AS SHOWN	SI-1
ENG:	JWS Mc 2375	



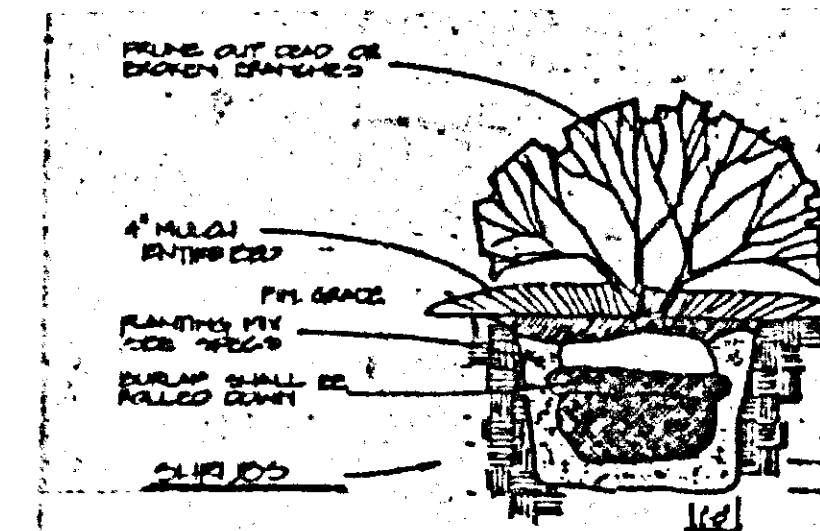
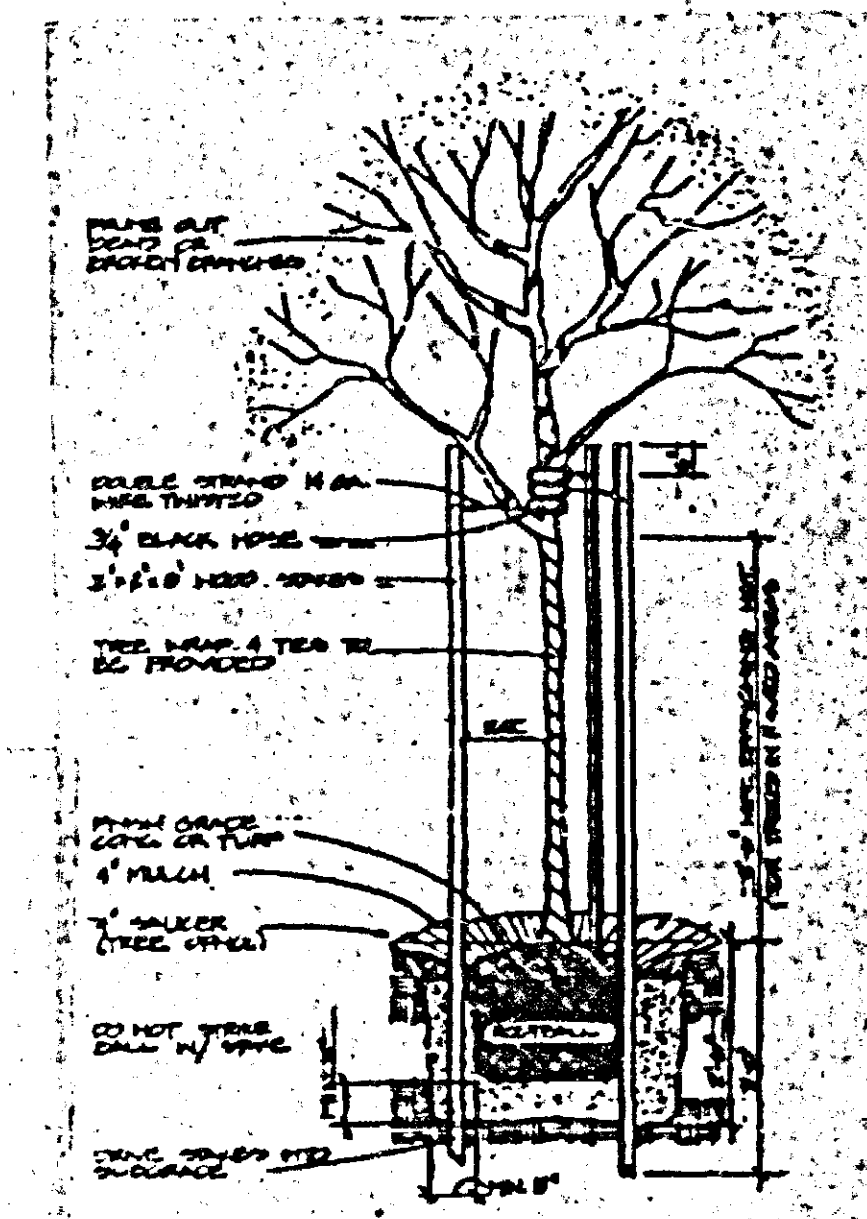
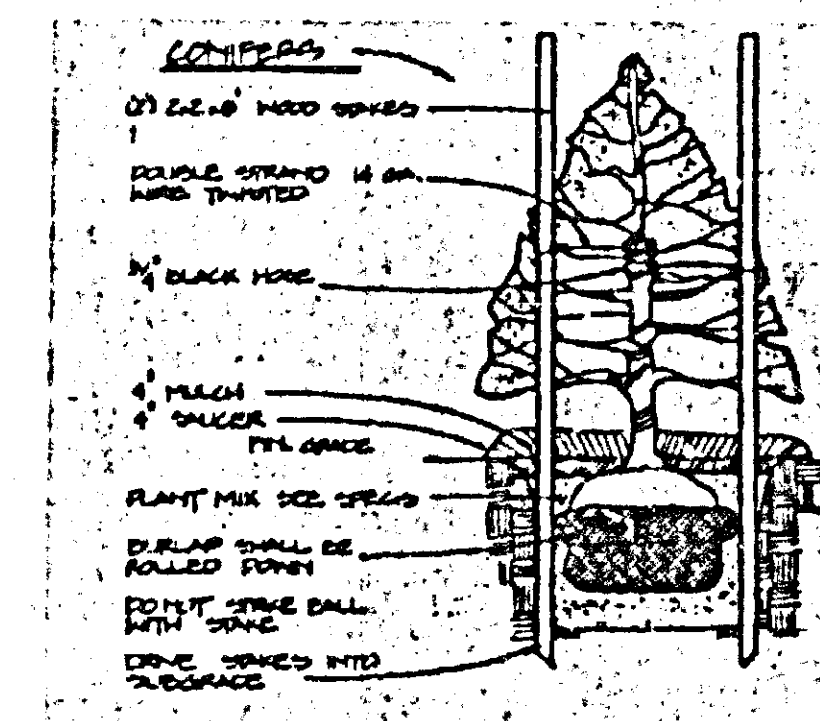


SITE DATA

1. AREA OF SITE - 3.609 AC.
2. EXISTING ZONING - R-5
3. PRESENT USE - VACANT LOT
4. PROPOSED USE - AMBULANCE RESCUE FACILITY
5. NO PUBLIC SEWER OR WATER
6. DEED REFERENCE - 6123/277
7. PAVING - BITUMINOUS CONCRETE
8. PARKING DATA: BUILDING 3600 SF
1 SPACE PER 300 SF
12 SPACES REQUIRED
12 SPACES SHOWN
PARKING SPACES 8'x10'
MAXIMUM BUILDING COVERAGE IS 15% OF LOT AREA
PROPOSED BUILDING COVERAGE IS 2.7%



LOCATION MAP
SCALE 1"=2000'



SITE PLAN
SCALE: 1"=40'

LANDSCAPE MANUAL CALCULATIONS

ADJACENT ROADS AT PROPOSED PAV LINES
 $503.31 \text{ LF} \times 1 \text{ TREE}/40 \text{ LF} = 12.5 = 13$

INTERIOR ROADS
 $100 \text{ LF} \times 1 \text{ TREE}/20 \text{ LF} = 5$

PARKING
 $12 \text{ SPACES} \times 1 \text{ TREE}/12 = 1$
TOTAL REQUIRED 19

MINIMUM MAJOR DECIDUOUS TREES
 $1 + (13 + 5)/2 = 10$

OTHER PLANTING AND SCREENING
- 8' WIDE PLANTING AREA ALONG PROPERTY LINES ABUTTING RESIDENTIAL ZONES
- 5' HIGH SCREEN BETWEEN PARKING AND RESIDENTIAL ZONE

NEW TREES SHOWN
MAJOR DECIDUOUS - 15
EVERGREEN - 8 (EQ. TO 4 MAJOR DECIDUOUS)

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE/COND.	SPACING
LL	83	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	24-30"	3'-0" O.C.
PA	8	PICEA ABIES	NORWAY SPRUCE	4'-5' / B*B	6'-0" O.C.
QP	8	QUERCUS PALUSTRIS	PIN OAK	2'-2 1/2" CAL / B*B	A.S.
QR	7	QUERCUS RUBRA	N. RED OAK	2'-2 1/2" CAL / B*B	A.S.

NOTES:

1. Plant locations may be field adjusted to avoid final utility placements.
2. All plants shall be mulched to a minimum of 18" beyond the edge of the root ball on all sides.
3. All shrub masses shall be planted in continuous mulch beds.
4. All wire and non-biodegradable plastic ball ties shall be removed.

Landscape Specifications

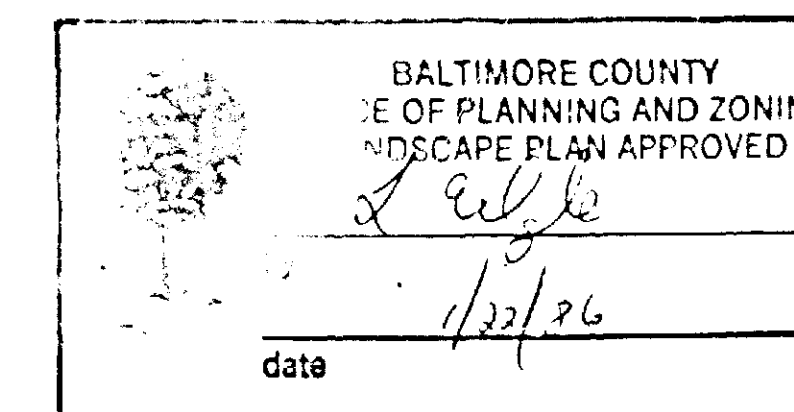
Landscape specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area". A one-year maintenance and warranty period shall be required.

Planting Standards

All nursery stock shall be planted in accordance with the American Association of Nurserymen, Inc., "American Standards for Nursery Stock", latest edition. Bare-root shall not be allowed for any tree defined as major deciduous, minor deciduous or evergreen.

JESSIE L. FOSTER
1938 / 343

CRS WAIVER #93 OCT 10, 1984
ZONING CASE # BS-149-X (ITEM #93)
BUILDING PERMIT # 83804
BUILDING PERMIT CONTROL # C-2087-85



"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983, dated

May 7, 1984
Signature of Applicant: William F. Kirwin, Jr.
Date: 7-13-1985

NO.	DATE	DESCRIPTION
1	10/7/85	PROPOSED NEW BUILDING FOR HEREFORD VOLUNTEER AMBULANCE ASSOC. MONKTON RD 7TH ELECTION DIST.

WFO ENGINEERING, INC.
Mechanical and
Electrical Consultants
1025 Cromwell Bridge Rd. Baln. MD. 21204

TITLE SITE PLAN		
DESIGN: JVL	DATE: 5-10-85	DWG No:
DRAFT: JVL	SCALE: AS SHOWN	SL-1
ENGR:	JOB No: 1975	

WILLIAM F. KIRWIN INC.

28 E. Susquehanna Ave. Suite 2
Towson MD 21204

LANDSCAPE ARCHITECTURE/LAND PLANNING

JULY 17, 1985

April 22, 1985

Kenneth D. Pezzulla, Esquire
Suite 301, Equitable Towson Building
Towson, Maryland 21204

RE: Motion to Amend Site Plan
Case No. 85-149-X
James E. McCaslin, Jr., et ux,
Petitioners

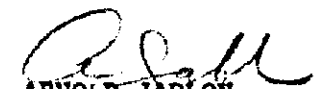
Dear Mr. Pezzulla:

Please be advised that pursuant to the Answer filed by the People's Counsel, it will be necessary to advertise and post your client's property for a public hearing on your Motion.

Although I believe the People's Counsel's objection is ill-founded and obstructionist to the functioning of an equitable system of zoning enforcement, it would serve no useful purpose for you not to comply with their position, i.e., that there must be advertising and posting pursuant to Sections 500.5 and 500.7, Baltimore County Zoning Regulations (BCZR), in that they would simply appeal any decision to the contrary and delay implementation of your proposed relief.

Therefore, this matter will proceed as indicated and you will be notified of a hearing date.

Sincerely,


ARNOLD JABLON
Zoning Commissioner

AJ/srl

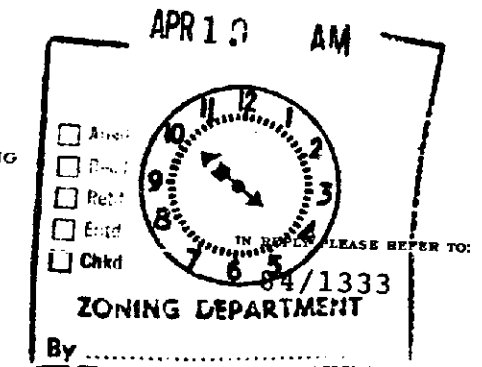
cc: Malcolm F. Spicer, Jr.
County Attorney

Phyllis C. Friedman
People's Counsel

TELEPHONE
(301) 821-5235

85-2002
KENNETH D. PEZZULLA
ATTORNEY AND COUNSELLOR AT LAW
SUITE 301 EQUITABLE TOWSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1985



The Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 85-149-X

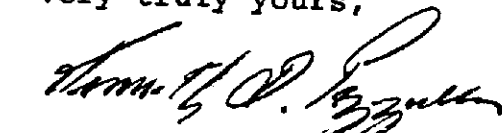
Dear Commissioner Jablon: JAMES E. MCCASLIN, JR., et ux

On March 22, 1985, on behalf of my client, Hereford Volunteer Ambulance Association, Inc. ("Hereford"), I filed a Motion to Amend in the above captioned proceedings. It was my understanding that, in light of the requested minor change to the site plan (an increase in the size of the proposed building from 80 feet by 40 feet to 80 feet by 60 feet), it would not be necessary for an additional public hearing. I was under the impression that there were a number of previous instances where the relief sought was granted (assuming no protest) after posting the property with an appropriate sign.

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I would appreciate receiving your opinion as soon as possible with regard to the Motion to Amend and Answer filed by People's Counsel. Thanking you in advance, I am

Very truly yours,



Kenneth D. Pezzulla

KDP:rdp

cc: Hereford Volunteer Ambulance Assn.
Attn: Mr. William J. Schmalzer III


Kenneth D. Pezzulla
Suite 301 Equitable Towson Building
401 Washington Avenue
Towson, Maryland 21204
Telephone: (301) 821-5235
Attorney for Movant

I HEREBY CERTIFY that, on this 14th day of May, 1985, a copy of the foregoing Motion to Withdraw was mailed to the People's Counsel for Baltimore County, Room 223 Court House, Towson, Maryland 21204.


Kenneth D. Pezulla

ANSWER TO MOTION TO AMEND

1. People's Counsel admit Paragraphs 1-3, and neither admits nor denies Paragraphs 4-5 because such involved factual and legal questions which must be resolved.

WHEREFORE, People's Counsel prays that the Motion be denied.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of April, 1985, a copy of the foregoing Answer to Motion to Amend was mailed to Kenneth D. Pezzulla, Esquire, Suite 301 Equitable Towson Bldg., 401 Washington Ave., Towson, MD 21204

Barbara J. [Signature]

Peter Max Zimmerman
Peter Max Zimmerman

ENTRY OF APPEARANCE

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 15, 1985

Kenneth D. Pezzulla, Esquire
Suite 301 Equitable Building
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S Monkton Rd., 500' E of Big Falls Road
James E. McCaslin, Jr., et ux - Petitioners
Case No. 85-149-X

This is to advise you that \$71.65 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:ai

MOTION TO AMEND

1. That a Petition for Special Exception was filed on October 16, 1984, to use certain property on the south side of Monkton Road, 500 feet east of Big Falls Road for a volunteer ambulance rescue facility pursuant to the Zoning Law and Zoning Regulations of Baltimore County.

3. That at the time of Hearing in this matter, Hereford Volunteer Ambulance Association, Inc. ("Hereford") represented, among other things, that the building to be constructed upon the land which was the subject of the Petition was to have dimensions of 80 feet by 40 feet.

4. That subsequent to the time of Hearing and the grant for special exception, it was found that Hereford now requires its building to be constructed with dimensions of 80 feet by 60 feet to allow for training facilities, sleeping quarters, and fire exits.

I-83 to Exit 220 (at Connetquot) - Route to York St, Lons
Vanille to a Light onto Montkton (Vanille). 176-8-11

April 22, 1985

Kenneth D. Pessulla, Esquire
Equitable Building, Suite 301
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing
on Motion to Amend
S/S Monkton Rd., 500' E of Big Falls Road
James E. McCaslin, Jr., et ux - Petitioners
Case NO. 85-149-X

TIME: 11:15 a.m.
DATE: Monday, May 20, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County

WHEREFORE, it is respectfully requested that the Decision of the Zoning Commissioner of Baltimore County as aforesaid be amended to permit a building having dimensions of 20 feet by 60 feet instead of 80 feet by 40 feet, and that, after posting the property with an appropriate sign, the relief requested herein be granted assuming that no protests are filed to the contrary.

HEREFORD VOLUNTEER AMBULANCE
ASSOCIATION, INC.

Kenneth D. Pezzullo
 Suite 301 Equitable Towson Building
 401 Washington Avenue
 Towson, Maryland 21204
 Telephone: (301) 821-5235
 Attorney for Movant

By: William G. Schmalzer
 William G. Schmalzer, Jr.
 President

CERTIFICATE OF MAILING

I HEREBY CERTIFY that, on this 22nd day of March, 1985, a copy of the foregoing Motion to Amend was mailed to the People's Counsel for Baltimore County, Room 223 Court House, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 00533

DATE 5-22-65 ACCOUNT 01-115-001

1

AMOUNT \$ 500.00

RECEIVED BY James H. Hargrett, Jr.

FOR Master to General Fund # 85-111 X

00000000000000000000

VALIDATION OR SIGNATURE OF CASHTER

1 OCT 22 1988

PETITION FOR SPECIAL EXCEPTION 85-149-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A volunteer ambulance-rescue facility as per Section 1A04.2B.20.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Hereford Volunteer Ambulance Assoc., Inc.
(Type or Print Name)
William J. Schmagel
Signature
506 Monkton Rd., P.O. Box 262
Address
Monkton, Maryland 21111
City and State

Legal Owner(s):
James Edgar McCaslin, Jr.
(Type or Print Name)
James Edgar McCaslin, Jr.
Signature
Linda Carol McCaslin
(Type or Print Name)
Linda Carol McCaslin
Signature

Attorney for Petitioner:
Kenneth D. Pezzulla
(Type or Print Name)
Kenneth D. Pezzulla
Signature
Equitable Building, Suite 301
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 821-5235
Address

20 Northwood Drive
Address
Phone No.
Timonium, Maryland - 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
PCI Engineering, Inc.
Name
1025 Cromwell Bridge Rd.
Baltimore, Maryland 21204
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of November, 1984, at 10:30 o'clock A.M.

Cell John
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ The parking calculations must be shown on the plan.
- ☐ The property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on 11/8/84.
- ☒ Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is Landscaping.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:
Waiver of CBG was approved October 19, 1984.
Landscaping Plan will be required as per the
Landscaping Manual Standards.

Eugene A. Robert
Eugene A. Robert
Chief, Current Planning and Development

CC: James Howell

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of Monkton Rd., 500' E of : OF BALTIMORE COUNTY
Big Falls Rd., 7th District
JAMES E. McCASLIN, JR., : Case No. 85-149-X
et ux, Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2185

I HEREBY CERTIFY that on this 31st day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Kenneth D. Pezzulla, Esquire, Equitable Bldg., Suite 301, Towson, MD 21204, Attorney for Petitioners; Hereford Volunteer Ambulance Assoc., Inc., 506 Monkton Rd., P. O. Box 262, Monkton, MD 21111, Contract Purchaser; and PCI Engineering, Inc., 1025 Cromwell Bridge Rd., Towson, MD 21204, which requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 19, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

Kenneth D. Pezzulla, Esquire
Equitable Building
Suite 301
Towson, Maryland 21204

RE: Case No. 85-149-X (Item No. 99)
Petitioner - James E. McCaslin, Jr., et ux
Special Exception Petition

Dear Mr. Pezzulla:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: PCI Engineering, Inc.
1025 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

November 1, 1984

TED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 99 Zoning Advisory Committee Meeting are as follows:
Property Owner: James E. McCaslin, Jr., et ux
Location: S/S Monkton Road 500' E. of Big Falls Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a volunteer ambulance-rescue facility.

Acres: 3.6
District: 7th.

The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 140-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ A building/ & other /miscellaneous /permit shall be required before beginning construction.
- ☐ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☐ An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 1401, line 2, Section 1407 and Table 1402, also Section 503.2.
- ☐ Requested variance appears to conflict with the Baltimore County Building Code, Section/s .
- ☐ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☐ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 509 and the required construction classification of Table 1401.
- ☐ Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Charles E. Surban
Charles E. Surban, Chief
Plans Review

CEB:es

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4350

October 26, 1984

PAUL H. REINCKE
CHIEF
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James E. McCaslin, Jr., et ux

Location: S/S Monkton Road 500' E. of Big Falls Road

Item No.: 99 Zoning Agenda: Meeting of 10/16/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY George M. Hegardt Noted and Approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

DESCRIPTION OF PROPERTY

A parcel of land in the Seventh District of Baltimore County on the south side of Monkton Road, 500 feet east of Big Falls Road running as follows:

1. N 79 38' 25" E 503.31'
2. S 54 15' 31" E 34.67'
3. S 08 09' 27" E 220.39'
4. S 60 15' 17" W 236.13'
5. S 60 11' 45" W 150.58'
6. N 50 25' 39" W 240.06'
7. N 10 14' 54" W 190.00'

containing 3.6 acres, more or less.

IN RE: PETITION SPECIAL EXCEPTION
S/S of Monkton Road, 500'
E of Big Falls Road - 7th
Election District
James E. McCaslin, Jr., et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-149-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for an ambulance-rescue facility, as more particularly described on Petitioners' Exhibit 1.

The Petitioners, by William J. Schmalzer, III, President of Hereford Volunteer Ambulance Assoc., Inc., their Contract Purchaser, appeared and testified and were represented by Counsel. Also appearing on behalf of the Petitioners was John Linns, an engineer. Numerous letters in favor of the proposal were received. No Protestants appeared at the hearing, although one letter was received in opposition.

Testimony indicated that the subject property, zoned R.C.5, contains approximately 3.6 acres on Monkton Road in northern Baltimore County. Hereford Volunteer Ambulance Assoc., hereinafter referred to as "Hereford", proposes to purchase the site and construct a 40' x 80' building to contain two bays, office and sleeping quarters for its volunteers. For the past 33 years, Hereford has provided services to the area from its present location at 506 Monkton Road; however, Hereford now needs larger quarters.

Hereford services about 6,000 families in the northern County as well as southern Pennsylvania, a geographical area of 150 square miles. Forty to 45 members, all volunteers, provide these emergency services to this growing and vast area. Presently, Hereford has one ambulance and hopes to purchase another at a later date. The proposed building will contain two bays in preparation for

this occurrence. There are no more than eight members on the site at any one time. There will be no siren and no overhead lights utilized on the property.

Hereford is licensed and regulated by appropriate State and County agencies and is required to meet the standards of the County Fire Department, of which it is a part.

The Petitioners seek relief from Section 1A04.2.B.20, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permit the use requested by the Petitioners in a R.C.5 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. *Schultz v. Pritts*, 432 Md. 2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or

alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of November, 1984, that the Petition for Special Exception for an ambulance-rescue facility be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Landscaping shall be provided pursuant to the Baltimore County Landscape Manual, and a revised site plan showing said landscaping shall be submitted to the Zoning Commissioner.

ORDER RECEIVED FOR FILING
DATE November 29, 1984
BY John R. Lusk

John R. Lusk
Zoning Commissioner of
Baltimore County

cc: Kenneth D. Pezzulla, Esquire
Mrs. Dorothy R. Gosnell
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-149-X

Date: November 14, 1984

This office is not opposed to the granting of the subject request. Additionally, landscaping is required in compliance with the standards set forth in the Baltimore County Landscape Manual; the plan should be revised accordingly.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:bjs

November 19, 1984

Mr. Arnold Jablon
Commissioner of Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Jablon,

I wish to inform you that I support the request of the Hereford Volunteer Ambulance Association for a change in the Zoning which will allow the construction of a new Station on Monkton Road. The changes which this would allow are vital to the people of this community.

It is imperative that Northern Baltimore County be provided with a second ambulance. Without this increase in service the citizens will remain in danger whenever there is an emergency which removes the only available ambulance. This service can not be provided without a new building.

It is just as important that the Volunteers, which do so much for this community, be allowed to have decent facilities. How they have managed to persevere for all these years is beyond me! Now that they are in a position to improve their facilities I hope that Zoning problems will not stop this progress.

I wish to thank you for your consideration of this request and I look forward to a groundbreaking in the near future for a new emergency facility in our community.

Sincerely,

John W. Street Sr.

November 19, 1984

Mr. Arnold Jablon
Commissioner of Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Jablon,

I wish to inform you that I support the request of the Hereford Volunteer Ambulance Association for a change in the Zoning which will allow the construction of a new Station on Monkton Road. The changes which this would allow are vital to the people of this community.

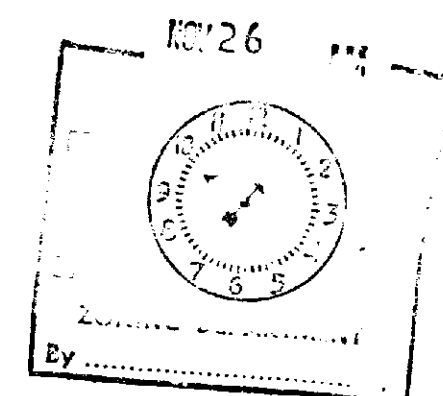
It is imperative that Northern Baltimore County be provided with a second ambulance. Without this increase in service the citizens will remain in danger whenever there is an emergency which removes the only available ambulance. This service can not be provided without a new building.

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I wish to thank you for your consideration of this request and I look forward to a groundbreaking in the near future for a new emergency facility in our community.

Sincerely,

John W. Street Sr.



20809 KEENEY MILL ROAD
FREELAND, MARYLAND 21053-9630
NOVEMBER 16, 1984

ARNOLD JABLON
DIRECTOR OF ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Dear Mr. Jablon:

I am writing you to express my opinion in favor of the the special zoning exemption necessary for HEREFORD VOLUNTEER AMBULANCE ASSOCIATION, INC. to expand its facilities and services in Northern Baltimore County. Hereford Ambulance's present location near the corner of Mt. Carmel and Monkton Roads is woefully inadequate to meet present needs. Their present building consists of a one car garage with no sanitation facilities. The Association maintains a twenty four hour vigil over the community and this requires that several of the association's members must sleep over at the present location in almost "sardine" fashion. With the increased growth in the Northern Baltimore County area, the one ambulance maintained in this one bay garage will not accommodate the huge land area (150 square miles) serviced by the Association.

Hereford Ambulance has demonstrated the financial fortitude and foresight necessary to meet the future needs of Northern Baltimore County. With the passage of this special exemption on the now contracted land on Monkton Road, funds earmarked for the project would provide a modern multi-bay facility, an additional ambulance, sleeping quarters, an area for training, and room for future growth needs. All of these are lacking in the present facility.

I strongly urge you to grant the special variance necessary to allow the Hereford Volunteer Ambulance Association, Inc. to continue to provide emergency services for our rapidly growing area. Failure to do so at this time may at some later date require the County to provide this service at a much higher taxpayer expense.

Sincerely yours,

Frederick Laser, Jr.
Frederick Laser, Jr.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

October 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 95, 96, 98, and 99 ZAC- Meeting of October 16, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 95, 96, 98, and 99.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/can



HARRY J. PISTEL, P.E.
DIRECTOR

November 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #99 (1984-1985)
Property Owner: James E. McCaslin, Jr., et ux
S/S Monktion Rd. 500' E. of Big Falls Rd.
Acres: 3.6
District: 7th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

A public storm drain system and/or drainage and utility easement will likely be required through this property in conjunction with development.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James E. Markle, P.E.
JAMES E. MARKLE, P.E., Chief
Bureau of Public Services

JAM:RAM:REC:iss

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 20, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Kenneth D. Pezzulla, Esquire
Equitable Building
Suite 301
Towson, Md. 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Case No. 85-149-X (Item No. 99)
James E. McCaslin, Jr., et ux
Special Exception Petition

Dear Mr. Pezzulla:

Enclosed please find additional comments submitted after my original comments of November 19, 1984.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

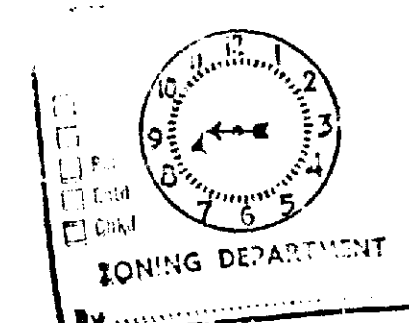
Enclosure

cc: PCI Engineering, Inc.
1025 Cromwell Bridge Road
Towson, Md. 21204

November 20, 1984

85-149-X

NOV 23 8 AM



Mr. Arnold Jablon
Commissioner of Zoning
County Office Building
Towson, Maryland 21204

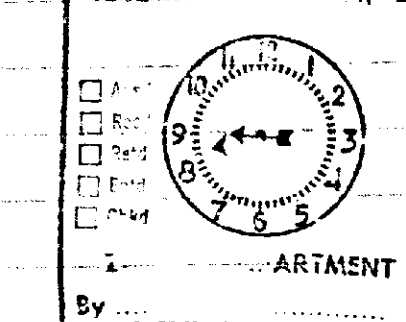
Dear Mr. Jablon,

I am a sixteen year old citizen of northern Baltimore County who, along with many others, would like you to approve the RC-5 zoning exception for the building of a new Hereford Volunteer Ambulance Association. It would definitely benefit the Hereford community and surrounding areas in time of an emergency situation. Please take the time to stop and think of the benefit the Hereford community would gain.

Thank You,
Kathleen M. Davis
White Hall, MD

85-149-X

NOV 23 8 AM



Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Md. 21204

Dear Mr. Jablon:

I am writing this letter as a concerned citizen with the health of my family and community in mind.

By way of this letter, I am requesting that you grant a special exception to allow the Hereford Volunteer Ambulance group to construct a new building on Appleton Road in White Hall.

The planned new facility would allow the group to continue to continue for our community.

Thank you for your consideration and attention to this matter.

Sincerely,

John J. Johnson
John J. Johnson
2810 Appleton Rd.
White Hall, MD 21161

Hereford High School

17301 York Road, Parkton, MD 21120

November 19, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, MD 21204

Dear Arnold:

Our professional jobs have changed since you represented me at hearings before the Board of Education. The new attorneys don't seem to have a feeling for the problems in schools like you had. Your teaching experience really made a difference which I really appreciated. I wish you well in your new responsibilities.

I am writing to ask you for a favorable decision on the November 26th hearing at which time the Hereford Volunteer Ambulance Association will be asking for an exemption to a section of property presently zoned RC-5. The association desperately needs to enlarge their physical facilities if they are going to adequately serve the Northern Baltimore County Area.

As principal of Hereford High School, I am concerned about the welfare of my students and their ability to receive proper emergency medical attention not only during the school day, but during non-school hours. Our community is expanding rapidly; if we are going to continue our positive growth pattern, we must increase the quality of emergency medical services individuals from the inner suburbs have come to accept as part of their community.

The company has designed a modern facility capable of providing for: a second ambulance, training for CPR and first aid courses, sleeping quarters for crews, and proper sanitation conditions. The current property cannot be developed or enlarged to provide for any of the above plans. The facility has reached its capacity level of service for our community which is inadequate.

I would appreciate your consideration of the Hereford Volunteer Ambulance Association's request and its importance to the students and community members of Northern Baltimore County.

Sincerely,

Ray E. Gross
Ray E. Gross
Principal

REC:jo

cc: Mr. William J. Schmalzer, III
President
Hereford Volunteer Ambulance Association

November 16, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, MD. 21204

Dear Mr. Jablon,

I am writing this letter to inform you of my approval of the Hereford Volunteer Ambulance Association's wish to relocate to a new building further east on Monktion Road. I have been in Hereford both as a resident and as a business property owner for a number of years, and I know that numerous amounts of customers have had the occasion to use this valuable service. This small group of volunteers needs and deserves a newer building and location.

In closing, please consider their zoning request in a favorable light, as they do render a very valuable service to our end of the county, in some cases this service has meant the difference of life and death.

Thanking you for your time and consideration,

With regards,

Betty J. Winner
Betty J. Winner, Owner
Wagon Wheel Restaurant
Hereford, MD. 21120

BJW/ms

November 19, 1984

MR. & MRS. RONALD G. HARTMAN
17208 Hunter Green Drive
Upperco, MD 21155

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, MD 21204

Dear Mr. Jablon:

As a resident of Northern Baltimore County, I am writing to express my support for allowing Hereford Volunteer Ambulance Association a zoning exemption. While zoning laws are needed and we appreciate that they are enforced in Baltimore County, we also feel that laws exist to serve and protect the citizens of the county. In this case the interests of Northern Baltimore County citizens would be best served if the Association is allowed to build a much needed new facility. We anticipate and request your careful consideration.

Thank you.

Sincerely,

Patricia A. Hartman
Patricia A. Hartman
Ronald G. Hartman
Patricia A. Hartman

35-1169
204-C-1169
85-1169
11/16/84
TO: Mr. Jablon
FROM: [Stamp]

**THE BALTIMORE COUNTY VOLUNTEER
FIREMEN'S ASSOCIATION, INC.**

November 16, 1984

Mr. Arnold Jablon
Commissioner of Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Commissioner Jablon,

I would appreciate your consideration of the information contained herein during the hearing of the zoning exception request of the Hereford Volunteer Ambulance Association on November 26, 1984. As you know the Volunteers provide an invaluable service to the citizens of Baltimore County. Hereford Volunteer Ambulance provides Emergency Medical Services for more than 20% of the total land area of Baltimore County.

The Company desperately needs to construct a new building. The building will replace their present quarters which are completely inadequate. The Volunteers, which have served the Emergency needs of the citizens of Northern Baltimore County for more than 33 years, are attempting to provide for the present and future needs of the Community. The new building is an absolute necessity! The Company must have the following facilities to properly meet the needs of Northern Baltimore County:

1. Room to place a second ambulance in service to meet the growing needs of their Community. The present building only has 1 ambulance bay and can not be expanded.
2. Space in which to train their members and to provide CPR and First Aid courses for the Community.
3. Proper sleeping accommodations for Volunteer crews which serve 12 hour shifts.
4. Proper sanitary conditions for the Volunteers. The present building does not have running water, or a toilet, and no room to install a well or septic system.
5. As growth continues in the first response area (150 square miles) the Company must prepare for the future. The new

building will be on 3.6 acres of land which would allow for future growth as this becomes necessary.

It is imperative that the Emergency Medical needs of Northern Baltimore County citizens be planned for and provided for realistically. The Volunteers are doing their best to meet these needs. I wish to respectfully request that Hereford Volunteer Ambulance be given all possible support and assistance during the zoning process. Approval of this zoning will be extremely beneficial to the people that live, work in, visit, or drive through Northern Baltimore County.

I wish to thank you for your consideration of, and assistance with this request.

Sincerely,

C. Robert Courtney
President

CRC/ac

cc: William J. Schmalzer, President, HVAA, Inc.
File

35-1151
204-C-1151
11/16/84
TO: Mr. Jablon
FROM: [Stamp]

2705 Finestone Road
Freeland, Maryland 21053
November 20, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Dear Sir, I write to you to urge your endorsement of the Hereford Volunteer Ambulance's construction of a new building on Monkton Road. Community support of this group not only exists, but is greatly appreciative of each member's unstinting donation of time, money and energy on our behalf. It's time their services were legitimized!

Secondly, there's the issue of how this area's tax money is spent. I'd prefer to have mine spent on more than garbage pickup, (in four years that service has given us the opportunity to replace fourteen destroyed garbage containers). We also had a nearby road repaved.

1) It's new surface lasted nearly 2. three months before it was destroyed by heavy machinery used to build a new development that will be needing the services of the ambulance and fire crew that needs to re-establish itself on Monkton Road.

At present, the nearest available emergency services are in Cockeysville. Assuming the personnel lives in the ambulance and firetrucks, undoubtedly, we could expect response to an emergency call within forty minutes. A lot of tragedy can occur in forty minutes. I'd like to have my tax money spent within fifty miles of where I live, and emergency services are top priority. Please give us access to our fine emergency services; my thanks.

Sincerely,
Margaret Jones Curtis

35-1152
204-C-1152
11/16/84
TO: Mr. Jablon
FROM: [Stamp]

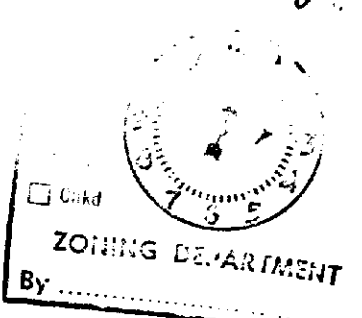
28450 Middletown Road
Freeland, Md 21053

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Md 21204

Dear Sir,

I served on the Committee to have Paramedical put in North Balto. County and am much aware of the needs of Medical Emergencies for this area. I hope you will approve the zoning to make it possible for the new building for Hereford Ambulance.

Sincerely,
Rose Dykes
Mr and Mrs Woodrow Dykes



35-1153
204-C-1153
11/16/84
TO: Mr. Jablon
FROM: [Stamp]

FRANK J. VERDE, D.D.S.
RONALD J. SCORNAVACCA, D.M.D.

431 E. Balvedere Avenue
Baltimore, Md. 21212
323-1616
November 15, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon,

As a property owner in Northern Baltimore County, (Gunpowder Woods), I strongly support the desire of The Hereford Volunteer Ambulance Association in seeking new accommodations for their volunteer crews. The present situation is a disgrace and considering the volunteer nature of our neighbors, better facilities would improve the prospect for continued service.

I sincerely hope you will consider their request for zoning.

Cordially,

Frank J. Verde
Frank J. Verde

PRACTICE LIMITED TO ORTHODONTICS

35-1167
204-C-1167
11/16/84
TO: Mr. Jablon
FROM: [Stamp]

Mr. Arnold Jablon
Dir. of Zoning
Co. Office Bldg.
Towson, Md. 21204

Dear Sir,

I am writing about a letter I got from Hereford Volunteer Ambulance Association where they are planning to buy ground out on Monkton Rd. To build their new building, I agree that they need new facilities.

But Mr. Jablon, I feel that it should be built at a more centrally located place where it would have more easy access to Interstate 83, Mt. Carmel Rd and York Rd. where when they have a call they could just swing right out of the building and hook right to the railroad go either North, South, East or West in a couple of seconds (value life sometimes needs here now.) I wouldn't traveling several miles to get to the main road, like 93, Mt Carmel & York Rd.

(2)
I feel this should be studied more. I heard that a few years ago that there was a person willing to donate some land for this right on York Rd., I don't know why it wasn't accepted then. Also, I think I have another good solution where the ambulance association and Hereford Vol. Fire Co. would merge into one like some of the other volunteer companies in the county, it would save money, more power (which I understand the ambulance company is having trouble with at present) and also there is room for the new building in back of the fire hall, which would make the location closer to the main road, with less danger of getting caught in traffic now.

I am sure.
Mr. Donald R. Jones
13105 Burkholder Rd.
Parker, Md 21120

15-1149-X
204-Cur file

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, MD 21204
November 17, 1984

Dear Mr. Jablon:

As a tax-paying citizen, I am appalled by the conditions under which our volunteer ambulance crews must work. The present building does not have proper sleeping accommodations, running water, or a toilet. It is unconscionable that crews working 12 hour shifts should be subjected to such inadequate facilities.

In addition, the present facility provides no room for expansion. These dedicated volunteers are attempting to provide for the needs of a growing community, which cannot be accomplished at the present site. One ambulance is hardly sufficient to serve a 150 square mile area. A new building is a necessity to meet the emergency needs, CPR, first aid courses, other medical treatment, of an expanding area.

I support their request to build on land presently zoned R5 so that the medical needs of northern Baltimore County can be adequately handled.

Respectfully submitted,
Harlyn L. Ewig
Harlyn L. Ewig



Blue Cross
of Maryland, Inc.

700 East Joppa Road, Baltimore, Maryland 21204

November 19, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing you to request the support of Baltimore County in granting a special exception to the zoning regulations that will allow the Hereford Volunteer Ambulance Association, Inc. to relocate into new facilities on Monkton Road. As a resident of Monkton, I am sure I share the same concerns as others in our community, in wanting to have adequate emergency medical services available in time of need. From my observation of the current facilities of Hereford Volunteer Ambulance, they will be totally inadequate to meet future demands.

As an executive with a prepaid health service plan, I am familiar with the health care services available to the residents of Northern Baltimore County. You may be aware that Hereford Volunteer Ambulance Association serves the largest geographic area of the county (150 sq. miles), with only one ambulance. With hospital facilities over thirty minutes away, the one ambulance, when on a call, leaves the area without local services for more than two hours.

The volunteers of this organization are to be commended in their desire to expand their operation and give of their time to assure that the emergency medical needs of this growing area are met. We all need to support them in that they are trying to save the tax payers millions of dollars by providing facilities and equipment through a voluntary effort rather than force Baltimore County to duplicate such efforts through taxes.

It is, therefore, critical that Hereford Volunteer Ambulance Association be granted this special exception so they can proceed immediately to construct a new building which will give the crews modern facilities to sleep in when on duty and to allow for the expansion of additional equipment to assure the community that emergency services will be available 24 hours a day.

Sincerely,

Robert M. Lentz
Robert M. Lentz
Director
Provider Relations

pme

15-1147
204-Cur file

19239 Middletown Road
Parkton, Maryland 21120
November 19, 1984

Hon. Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Re: Hereford Volunteer Ambulance
Assoc., Inc. - Special Exceptions
Petition

Dear Director Jablon:

I, along with other families residing in rural North Baltimore County, rely on the emergency medical services of the Hereford Volunteer Ambulance Assoc., Inc. (Association).

This Association's present quarters are totally inadequate and cannot be remodeled or expanded to meet their minimum basic needs.

I was pleased to learn the Association has obtained property three-eighths of a mile east of their present site on which will be constructed an aesthetically attractive building which will meet their present and future requirements.

This section of Baltimore County is growing and will continue to grow. For example, it is reported that 105 single dwelling homes will soon be built off Middletown Road near Molsworth Road.

In view of the above, I strongly recommend that the Association's Petition for Special Exceptions be granted.

Very truly yours,

William L. Hughes
William L. Hughes

cc: William J. Schmalzer, III, President
Hereford Volunteer Ambulance Association, Inc.
506 Monkton Road
Monkton, Maryland 21111

Ronald J. Scornavacca, D.M.D.
2119 Freeland Road
Freeland, Maryland 21053

November 16, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon,

I recently had the opportunity to visit the facility used by The Hereford Volunteer Ambulance Association, Inc., and I certainly understand their great desire for bigger and better accommodations. As their present building has no running water and no toilet facilities, I am sure it is difficult for their members so spent any amount of time on duty serving our large area. Their interest in more land and a larger building seems a matter of necessary to me in order to continue to serve the community in Northern Baltimore County.

I strongly urge you to accept their request for zoning for such facilities.

Sincerely,

Ronald J. Scornavacca
Ronald J. Scornavacca, D.M.D.

15-1137
204-Cur file
G. EDGAR HARR SONS' CORP.

November 14, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon,

I would like to take this opportunity to voice my support for the zoning change before you, which would allow the Hereford Volunteer Ambulance Association to construct a new facility on Monkton Road. As water well drillers almost all of my 46 employees work in the rural areas of Baltimore County served by the Hereford ambulance. It is reassuring to know that this group of volunteers have the vision to plan for the future needs of the community they serve; as well as my employees who work in the community. Thank you for your attention.

Sincerely,

Charles E. Harr
Charles E. Harr
President

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon,

In the very near future I will be moving into my newly constructed home at #1 Twin Oaks Court in the Parkton area of Baltimore County. As a future resident of the area I would like to lend my support to the zoning change that would allow the construction of a new ambulance station on Monkton Road to be owned and operated by the Hereford Volunteer Ambulance Association. Thank you.

Sincerely,

Paul M. Fabiszak
Paul M. Fabiszak

15-1155
204-Cur file

HEREFORD JUNIOR SENIOR HIGH SCHOOL
PARKTON ROAD
PARKTON, MARYLAND 21120

2007 White Hall Rd.
White Hall, Md. 21161
November 15, 1984

Arnold Jablon
Director of Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon,

As a resident of northern Baltimore County I would like to let you know my feelings in regard to the building Hereford Volunteer Ambulance Company is attempting to build.

We in northern Baltimore County have a desperate need for this facility and want a special exception to allow this construction. If the residents of the area have no objection, I see no reason they shouldn't be allowed to construct the facility. Your attention to this matter will be greatly appreciated.

Sincerely,

Barbara Ann

November 15, 1984

Mr. Arnold Jablon
Director of Zoning
County Office Building
Towson, MD. 21204

Dear Mr. Jablon:

I am writing this letter in reference to the zoning hearing scheduled for November 26, 1984 at 10:30a.m. concerning the relocation of the Hereford Volunteer Ambulance Association building, presently located at 506 Monkton Road, Monkton Md.

I have been in business in Hereford, Md. for the past 13 years and never have I ever seen a more dedicated small group of people more deserving of a new location and building.

It is my understanding that they serve the largest area in Baltimore County with one ambulance in a garage-type building with no running water, and NO toilet facilities. In this day and age that is unheard of. It is also my further understanding that due to the lack of space, they are not able to transport residents to or from the neighboring hospitals, since the ambulance needs to be used for emergencies. The new building would allow them to purchase another ambulance to be used for such services.

As for my family and myself, I am in favor of the new location and on this special exception request.

Thanking you in advance for your consideration.

Sincerely,

Joseph L. Bishop
Joseph L. Bishop, Agent
Nationwide Insurance Company
17025 York Road
Parkton, Md. 21120

JLB:lds
cc: File

NATIONWIDE
INSURANCE
NATIONWIDE LIFE INSURANCE COMPANY
NATIONWIDE FIRE INSURANCE COMPANY
NATIONWIDE MUTUAL INSURANCE COMPANY